



U. S. ENVIRONMENTAL PROTECTION AGENCY, REGION 7
TARGETED BROWNFIELDS ASSESSMENT APPLICATION FORM

Use only for Properties within Region
Iowa, Kansas, Missouri, Nebraska, and Tribal Lands bordered by these states

APPLICANT:

ADDRESS: JOHNSON COUNTY ECONOMIC DEVELOPMENT CORPORATION

CITY: WARRENSBURG

STATE: MO

ZIP: 64093

CONTACT PERSON: TRACY BRANTNER

PHONE: 660-747-0244

PROPERTY NAME: HOLDEN BUSINESS PARK

PROPERTY ADDRESS: 500 W MCKISSOCK ST (FORMER ROSE CHEMICAL)

CITY: HOLDEN

COUNTY: JOHNSON

STATE: MO

ZIP: 64040

CURRENT PROPERTY OWNER NAME (if different from above): CITY OF HOLDEN, MISSOURI

ADDRESS: 101 W 3RD STREET

CITY: HOLDEN

STATE: MO

ZIP: 64040

PHONE: 816-732-4811

IF PROPERTY IS OWNED BY APPLICANT, DID APPLICANT OBTAIN THE PROPERTY THROUGH:

☐ FORECLOSURE ☐ PURCHASE ☐ OTHER (SPECIFY): N/A The land was donated to the City of Holden after cleanup from the Martha C. Rose Chemical Co.

DATE PROPERTY OBTAINED: Approximately 1999

IF PROPERTY IS NOT OWNED BY APPLICANT, WILL APPLICANT OBTAIN THE PROPERTY THROUGH:

☐ FORECLOSURE ☐ PURCHASE ☐ OTHER (SPECIFY): N/A - CITY WILL RETAIN OWNERSHIP

IF PROPERTY IS NOT OWNED BY APPLICANT, WILL APPLICANT BE ABLE TO OBTAIN LEGAL PERMISSION FOR EPA OR EPA'S REPRESENTATIVES TO ENTER THE PROPERTY TO CONDUCT SITE ASSESSMENT ACTIVITIES? ☒ YES ☐ NO

EXPLAIN: AGREEMENT TO ALLOW ENTRY TO PROPERTY FOR ENVIRONMENTAL ASSESSMENT HAS BEEN GRANTED BY THE CITY OF HOLDEN, MISSOURI. SEE FORM ATTACHED TO THIS APPLICATION.

IS THERE ANY REASON TO BELIEVE THE PROPERTY IS CONTAMINATED WITH:

☐ CERCLA-RELATED HAZARDOUS SUBSTANCES ☐ PETROLEUM ☐ CONTROLLED SUBSTANCES, ☒ UNKNOWN

OR IS ☐ MINE-SCARRED LAND?

☐ YES (describe below) ☒ NO ☐ UNKNOWN

(hazardous substances as defined in 40 CFR Part 30, e.g., solvents, pesticides, creosote, metals (lead, mercury, arsenic, etc.), dry cleaning products; controlled substances as defined under the Controlled Substances Act, e.g., methamphetamines, other illegal drugs)

IF PROPERTY IS OWNED BY APPLICANT, DID APPLICANT

(1) **GENERATE OR DISPOSE OF ANY OF THE CONTAMINANTS?** ☐ YES (describe below) ☐ NO ☐ UNKNOWN

(2) **OWN THE PROPERTY WHEN CONTAMINATION OCCURRED?** ☐ YES (describe below) ☐ NO ☐ UNKNOWN

REGARDLESS OF PROPERTY OWNERSHIP, IS APPLICANT AWARE OF ANY FEDERAL, STATE, OR LOCAL AGENCY INQUIRY OR ORDER REGARDING ANY PARTY'S RESPONSIBILITY FOR CONTAMINATION OR HAZARDOUS WASTE AT THE PROPERTY?

☒ YES (describe below) ☐ NO

BRIEFLY DESCRIBE INVOLVEMENT / ROLE OF AGENCY IN ENFORCEMENT AND / OR OVERSIGHT OF THE INQUIRY OR ORDER:
ON 3/6/1992 EPA ISSUED A DECISION TO REMEDY THE FORMER MARTHA C. ROSE CHEMICALS INC. SITE. ON 11/8/1999 EPA ISSUED A WELL ABANDONMENT CLOSURE PLAN.

PROPERTY ZONING (attach site map, if available): **I-1 INDUSTRIAL** **TOTAL ACREAGE OF PROPERTY:** **26**

PAST PROPERTY USES (type of manufacturing, etc.):
Martha C. Rose Chemical Co.

APPROXIMATE DATES:
1992

<u>BUILDINGS ON PROPERTY</u>	<u>SQUARE FOOTAGE</u>	<u>CONDITION</u> (usable, gutted, razed, etc.)
<u>(2) HOOP BUILDING AND SHED</u>	<u>2100 SQ FT</u>	<u>USED BY THE CITY OF HOLDEN STREET DEPT.</u>

PRIOR PROPERTY/SITE ASSESSMENT ACTIVITIES: ☒ COMPLETED ☐ NONE ☐ UNKNOWN

DESCRIBE CONCLUSIONS OF PRIOR SITE ASSESSMENT ACTIVITIES (or attach "conclusion" section of report(s)):

IF REPORTS ARE UNAVAILABLE, IDENTIFY CONSULTANT, CLIENT, AND APPROXIMATE DATE OF STUDY:

Phase 1 Environmental Site Assessment was completed in December 2016 by Seagull Environmental Technologies. See attached. On 11/8/1999 EPA issued a well abandonment closure plan. Reports are available.

PROPERTY/SITE ASSESSMENT NEEDS

DESCRIBE DIFFICULTIES RELATED TO PERCEIVED CONTAMINATION THAT HAVE HINDERED REUSE OF THE PROPERTY:

None known. The purpose of this request is to comply with the application for a Missouri Certified Site Program. Holden Business Park, owned by the City of Holden, has submitted a Notice of Intent to Apply for the Missouri Certified Site Program. In the Certified Site Resource Guide it directs: "Provide a copy of the ASTM-Standard Phase 2 Environmental Assessment Report developed by a qualified professional in the environmental field."

ANTICIPATED FUTURE USE: ☐ RESIDENTIAL ☐ RECREATIONAL ☒ COMMERCIAL / RETAIL ☐ INDUSTRIAL

☐ OTHER (SPECIFY):

DESCRIBE APPLICANT'S PROPOSED REUSE PLAN:

The Holden Business Park is being developed in accordance with the high standards established by the Missouri Certified Site Program. As a Certified Site or Business Park, this will provide a 26 acre business park to generate new jobs and investment for the Holden area.

DESCRIBE ANY FINANCIAL INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES (tax incentives, etc.):

(EPA's BTA program is for site assessment only; cleanup money is not being offered as part of this program.)

Currently, there are 30 Certified Sites across Missouri. A Certified Site provides a high level of due diligence and, as a result, can spur development by significantly reducing the risks for buyers. Having a Certified Site has proven to be a successful differentiating factor. Holden Business Park and subsequent buyers/lessees would have access to all of the tax incentives and benefits available from the State such as Missouri Works and Missouri Works training. Local incentives such as the Johnson County Enhanced Enterprise Zone, which was designated in 2016, is also available in the site location.

DESCRIBE PUBLIC INTEREST AND / OR COMMUNITY INVOLVEMENT IN PROPERTY REUSE PLANNING:

Since the closure of the monitoring wells in 1999, the Holden Business Park has remained vacant or not used for its intended purpose. While the land has been utilized for various community events, the City of Holden is interested in utilizing the acreage to help grow existing business or attract a new employer to the community. Because of this goal, in 2014 the City of Holden invested \$5000, along with CDBG-Pioneer Trails Regional Planning Commission, KCP&L and Johnson County Economic Development to complete a ALTA Survey/Soil Boring in the amount of \$19,000 by Midland Surveying and Olsson Associates.

In addition, the City of Holden completed and adopted a Community Comprehensive Plan in 2010 which establishes specific goals for the for the Business Park and community. Because the City of Holden owns the Business Park, the community has been involved in attending townhall meetings and City Council sessions when the Missouri Certified Site process has been discussed.

In 2016, the Holden Business Park was one of three business parks that was designated inside the Johnson County Enhanced Enterprise Zone, spanning 175 square miles. Holden, Missouri leadership and the community was in full support of these efforts.

SUBMIT COMPLETED FORMS TO: Todd H. Davis, Targeted Brownfields Assessment Program
Mail Code: SUPR/ERNB
U. S. Environmental Protection Agency - Region 7
11201 Renner Blvd
Lenexa, Kansas 66219

REVISED: 8/4/10